This instrument prepared by:
Lawless & Associates, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20100042956 DEEDWARR
Recvd: 07/13/10 14:33 3 pgs
Fees:18.00 Taxes:1110.00
20100713-0055002

ADDRESS NEW OWNER:
Jennifer Lynn Thompson
715 Crescent Road.
Nashville, TN ~~37215~~ 37205

MAP AND PARCEL NO.:
Map/Par. 116-04-096.00

SEND TAX BILL:
New Owner

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Dane B. Bryant, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey Jennifer Lynn Thompson, unmarried, hereinafter called the **Grantee**, her successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Map of Clearview Subdivision, as of record in Book 843, page 8, Register's Office for Davidson County, Tennessee, described according to a copy of a survey thereof made by James A. Hamilton, Jr., Surveyor, February 28, 1953, as follows:

Beginning at a point on the north margin of Crescent Road at the beginning of a curve at the intersection of said road and Clearview Drive; thence along said curve, northwesterly and northerly 55 feet, more or less, along the margin of Clearview Drive, to a point; thence continuing with the margin of said Drive, northeasterly, along a slight curve, 127 feet, more or less, to a point, and continuing northeasterly with the margin of the street, along a slight curve, 75 feet more or less, to the beginning of another curve, thence along said curve northeasterly, easterly and southeasterly 50 feet, more or less to the westerly margin of Crescent Road; thence with the margin of said road, along a slight curve, southeasterly 102 feet, more or less, to the beginning of another curve; thence along said curve, easterly, southerly and southwesterly 38 feet, more or less, to a point on the northerly margin of Crescent Road; thence with the margin of said Road, westerly, along a slight curve 238 feet, more or less, to the beginning.

Being the same property conveyed to DANE B. BRYANT, UNMARRIED, by deed from JOHN K. EARLY, UNMARRIED, of record in Book 5567, page 634, dated February 13, 1980, said Register's Office.

This is property known as 715 Crescent Road, Nashville, TN ~~37215~~ 37205.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors/heirs and/or assigns, forever; and the Grantor, does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that same is unencumbered unless otherwise herein set out; and he does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular shall mean the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand on this 7 day of July, 2010.

GRANTOR:

Dane B. Bryant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Dane B. Bryant, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of July, 2010.

Notary Public

My Commission Expires: 5-3-2012

JEFFREY D. SADLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Sworn and subscribed before me
this 8th day of July, 2010.

NOTARY
My commission expires: Dec. 8, 2010

ERIN HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY